

MUNICIPAL REVIEW COMMITTEE
MEETING OF FEBRUARY 24, 2003
MINUTES

PRESENT:

Jeff Grenzebach, Chairman
Phil Sgamma, Member
Wendy Sylvati, Member

Jim Callahan, Planner
Barb Guida, Councilwoman/Liaison
Chris Schneegold, Planning Board

Frank Kennedy, Neighbor
Bob Roach, Neighbor
Pete Gorton, Neighbor

1. ROY JORDAN, 8441 COUNTY ROAD.

Roy Jordan was present to discuss his proposed Open Development Area on County Road. He is awaiting adoption by the Town Board of the proposed amendments to the Open Development Area Law to allow frontage lots that meet the character of the lots developed under the law. This particular layout conforms to the proposed new law. This property abuts his recently approved Open Development Area, currently under construction.

Wetland delineations have been ordered and will define the limits of project development. The applicant has a rough idea of where the wetlands are located and has designed his proposed layout accordingly. He is proposing to raze the existing farmhouse, currently on the property. He is proposing to develop a decorative entranceway and all the proposed lots will have access only from the proposed common driveway.

Sewers are most likely unavailable to service this property as it is outside Erie County Sewer District #5. The sewer district has reported that most likely the district will not allow extensions out of district for this small a project. The applicant is proposing on-site systems and will have to determine if there is a natural percolation rate.

This is classified as an Unlisted Action SEQRA. A motion was made by Jeff Grenzebach, seconded by Phil Sgamma to recommend that the Town Board seek lead agency and commence the 30 day comment period of involved agencies.

2. EASTERN HILLS CORRIDOR PLAN.

Jim Callahan presented an update to the proposed Eastern Hills Corridor Plan. The Environmental Assessment Form and Part 2/3 analysis have been prepared to reflect the option of utilizing the access road from Sheridan Drive as it currently exists and to allow for access from Main street at the existing traffic light at Autoplace.

Fank Kennedy and Bob Roach representing the neighbors on Gentwood Drive expressed their support for the plan. They feel that the proposal to utilize the Forbes property as a Restricted Business Use is a better land use than the housing that is proposed.

A motion was made by Jeff Grenzebach, seconded by Phil Sgamma to table this project. The MRC shall review the submitted EAF and Part2/3 analysis to make a determination at ta future meeting.